LOT 28
PLUMMER CREEK PHASE TWO A
PBK 8/142

COUSINS CORNER PROPERTY GROUP LLC
79933 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1602-0028-0000

BUILDING CHARACTERISTICS

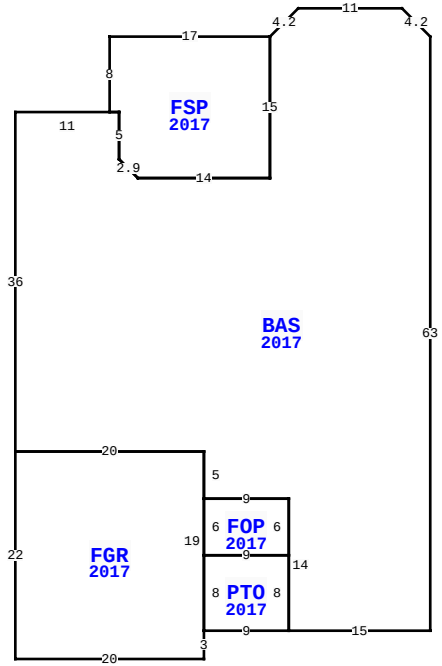
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2017	1,982	252,218
FGR	440	55	2017	242	30,796
FOP	54	30	2017	16	2,036
FSP	246	40	2017	98	12,471
PTO	72	5	2017	4	509
TOTALS	2,794			2,342	298,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	125.5870	131.87	308,840	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1982 HX Base Yr 2018



88538 WAXWING CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,031
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		363,031
SOH/AGL Deduction		118,132
ASSESSED VALUE		244,899
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		188,488
TOTAL JUST VALUE		363,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16163796	CO ISSUED	0	01/27/2017
B1633179	NEW CONSTR	246,806	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/1917	4/16/2026	WD	Q	I	01	413,000
GRANTOR: SPENCER JOEL & SHERRY						
GRANTEE: COUSINS CORNER PROP						
2099/0949	1/30/2017	WD	Q	I	02	245,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPENCER JOEL & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FSP=[YR=2017] W17 S8 E1 S5 D2 R2 E14 N15$ S15 W14 U2 L2 N5 W11 S36 FGR=[YR=2017] S22 E20 N3 PTO=[YR=2017] E9 N8 FOP=[YR=2017] N6 W9 S6 E9$ W9 S8$ N19 W20$ E20 S5 E9 S14 E15 N63 $.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS